

64 Hellis Wartha
Helston, TR13 8WE







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Set within a generous plot on a sought-after estate, this beautifully presented four bedroom detached home has been finished to a high standard throughout and offers flexible, well planned living space ideal for modern family life. The ground floor provides a welcoming and versatile layout. The living room is a comfortable retreat, perfect for relaxing after a long day, while the true heart of the home is the impressive kitchen/diner. Designed with entertaining in mind, this space brings the ground floor together seamlessly. The kitchen features ample storage, elegant resin worktops, and a high quality finish, while the separate utility room keeps everyday appliances tucked away and out of sight. A separate snug or home office adds further flexibility, ideal as a quiet work from home space, hangout for older children or additional dining space. Upstairs, you'll find four well proportioned bedrooms, two of which benefit from en-suite shower rooms, adding convenience and comfort for busy mornings. A family bathroom serves the remaining rooms.

Outside, the property really comes into its own. The enclosed rear garden is a private suntrap, with a patio area ideal for alfresco dining and relaxing in the warmer months. Steps lead up to a raised lawned area, perfect for children's play or summer activities. A standout feature of this home is the versatile outbuilding, currently used as an entertaining space. Whether you're looking for a home gym, studio, games room or guest accommodation, this additional space offers endless possibilities.

This is a fantastic opportunity to own a modern, move in ready home in a prime location, with flexible accommodation both inside and out.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
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Price £514,700

Location

Hellis Wartha is a desirable residential area within the town and is perfectly placed to access the town centre and surrounding amenities. The property is adjacent to the local play park - ideal for those with children. Helston and the nearby areas boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. The town has a leisure centre with a swimming pool and large gym and many other facilities including the boating lake and the beautiful National Trust Penrose Woods. The property is a short drive from the stunning Lizard Peninsula and within a 10 minute drive of the thriving harbour and coastline at Porthleven. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

Accommodation

Entrance Hallway
W/C with under stair storage
Living Room
Kitchen/Diner
Utility Room
Snug/Office
Stairs to Landing
Family Bathroom
Bedroom One with Built in Storage and Ensuite
Bedroom Two with Ensuite
Bedroom Four
Bedroom Three

Garage

Providing useful storage and electricity inside. There is a further lean to shed at the side of the property to provide additional storage.

Parking

Blocked paved driveway providing off road parking for several vehicles.

Outside

Step into the enclosed rear garden, thoughtfully landscaped to maximise the space and create a welcoming outdoor retreat. A patio area immediately outside the property offers the perfect spot for seating and alfresco dining. Steps lead up to a raised lawn, ideal for children to play or for enjoying a touch of greenery, accompanied by an additional patio area, great for entertaining or relaxing in the sun. Mature shrubs border the garden, providing a lovely backdrop and a good degree of privacy.

Outbuilding

This fantastic outbuilding offers a wealth of possibilities, making it a truly versatile addition to the property. Whether you're in need of a stylish entertaining space, a dedicated home office, or additional accommodation ideal for older children or guests, this space can be adapted to suit your lifestyle.

Fully insulated and equipped with electricity, it's designed for year round use, providing comfort and functionality whatever the season.

Services

Mains water, drainage and electricity. Gas central heating.

Rights of Way

Our client has informed us that the side pathway is shared with the neighbouring property.

Council Tax Band- D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

What3Words

///tram.juggled.tonsils

Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

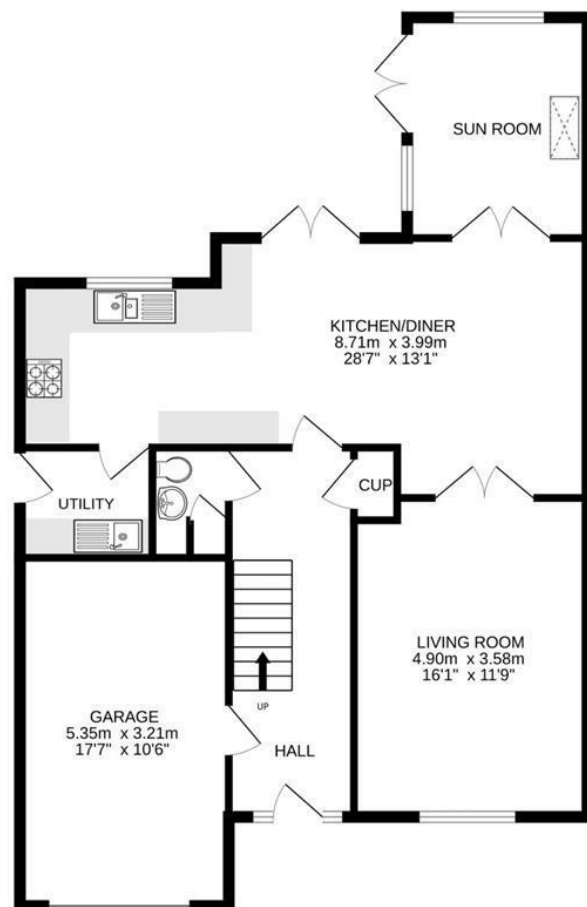
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

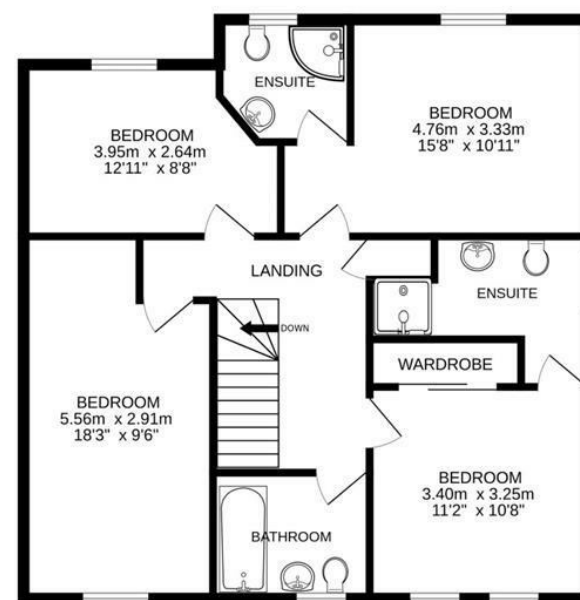
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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